



# THE ASH

## HOMES 10, 31 & 308

Five bedroom home

The spacious double-fronted detached Ash offers impressive looks and space. Downstairs, both opening on to the rear garden through French doors are a large separate double-aspect living room and a separate kitchen / dining / family space. This floor also features a utility room, cloakroom and a useful study. The first floor features 5 bedrooms, four of them double, two with en suites - and a family bathroom.



FIRST FLOOR

|                   |                 |               |
|-------------------|-----------------|---------------|
| <b>Bedroom 1</b>  | 4159mm x 3846mm | 13'8" x 12'8" |
| <b>En suite 1</b> | 2463mm x 2171mm | 8'1" x 7'2"   |
| <b>Bedroom 2</b>  | 3830mm x 2760mm | 12'7" x 9'1"  |
| <b>En suite 2</b> | 2640mm x 2510mm | 8'8" x 8'3"   |
| <b>Bedroom 3</b>  | 3665mm x 2576mm | 12'0" x 8'5"  |
| <b>Bedroom 4</b>  | 3683mm x 2724mm | 12'1" x 8'11" |
| <b>Bedroom 5</b>  | 2775mm x 2553mm | 9'1" x 8'5"   |
| <b>Bathroom</b>   | 2415mm x 2233mm | 7'11" x 7'4"  |



GROUND FLOOR

|                         |                 |                 |
|-------------------------|-----------------|-----------------|
| <b>Living Room</b>      | 8223mm x 3639mm | 27'0" x 11'11"  |
| <b>Kitchen / Dining</b> | 5465mm x 4227mm | 17'11" x 13'11" |
| <b>Family Area</b>      | 3651mm x 3277mm | 12'0" x 10'9"   |
| <b>Study</b>            | 3651mm x 2000mm | 12'0" x 6'7"    |
| <b>Utility</b>          | 2683mm x 1668mm | 8'10" x 5'6"    |
| <b>WC</b>               | 1801mm x 1037mm | 5'11" x 3'5"    |

All images used are for illustrative purpose only. Dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Executives in respect of individual properties. We give maximum dimensions within each room and these may include areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of any contract unless specifically incorporated in writing into the contract.